



## Spencers Croft, Harlow, CM18 6JP

An opportunity to purchase this extremely well presented spacious one bedroom apartment, much improved by the current owners. This super property has spacious accommodation that includes a large bright lounge with a balcony adding a private outside space, double bedroom with fitted wardrobes, re-fitted shower room with modern walk-in double shower and a bright modern kitchen with fitted appliances. The property has had a new modern combi boiler fitted and upgraded electrics. Spencers Croft is close to local shops, schools, amenities, Hospital, as well as excellent transport links including A414, M11 And Harlow town train station. Viewing Recommended.

Price Guide £170,000



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- Spacious Ground Floor Apartment
- Private Balcony
- Re-Fitted Shower Room
- Double Bedroom
- Gas Heating
- Fitted Kitchen
- Re-Fitted Boiler
- Parking

### Entrance Hall

Spacious Entrance Hall

### Kitchen

11'7 x 5'9 (3.53m x 1.75m)

### Lounge

16'2 x 10'7 (4.93m x 3.23m)

### Bedroom

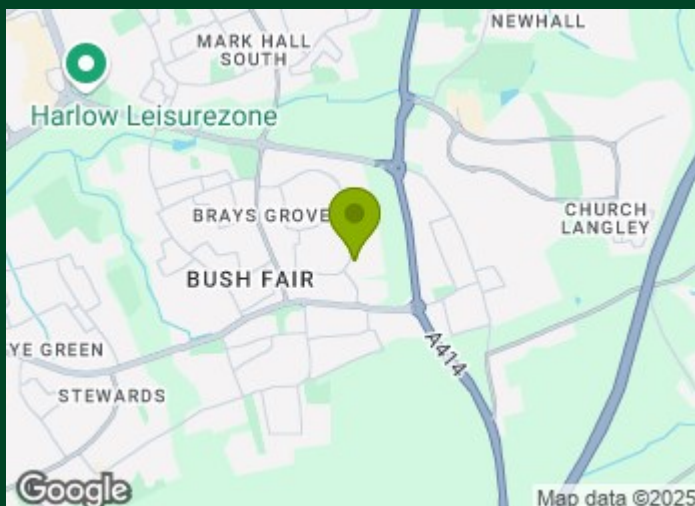
11'5 x 9'7 (plus wardrobes) (3.48m x 2.92m (plus wardrobes))

### Bathroom

6'5 x 5'5 (1.96m x 1.65m)

### Balcony

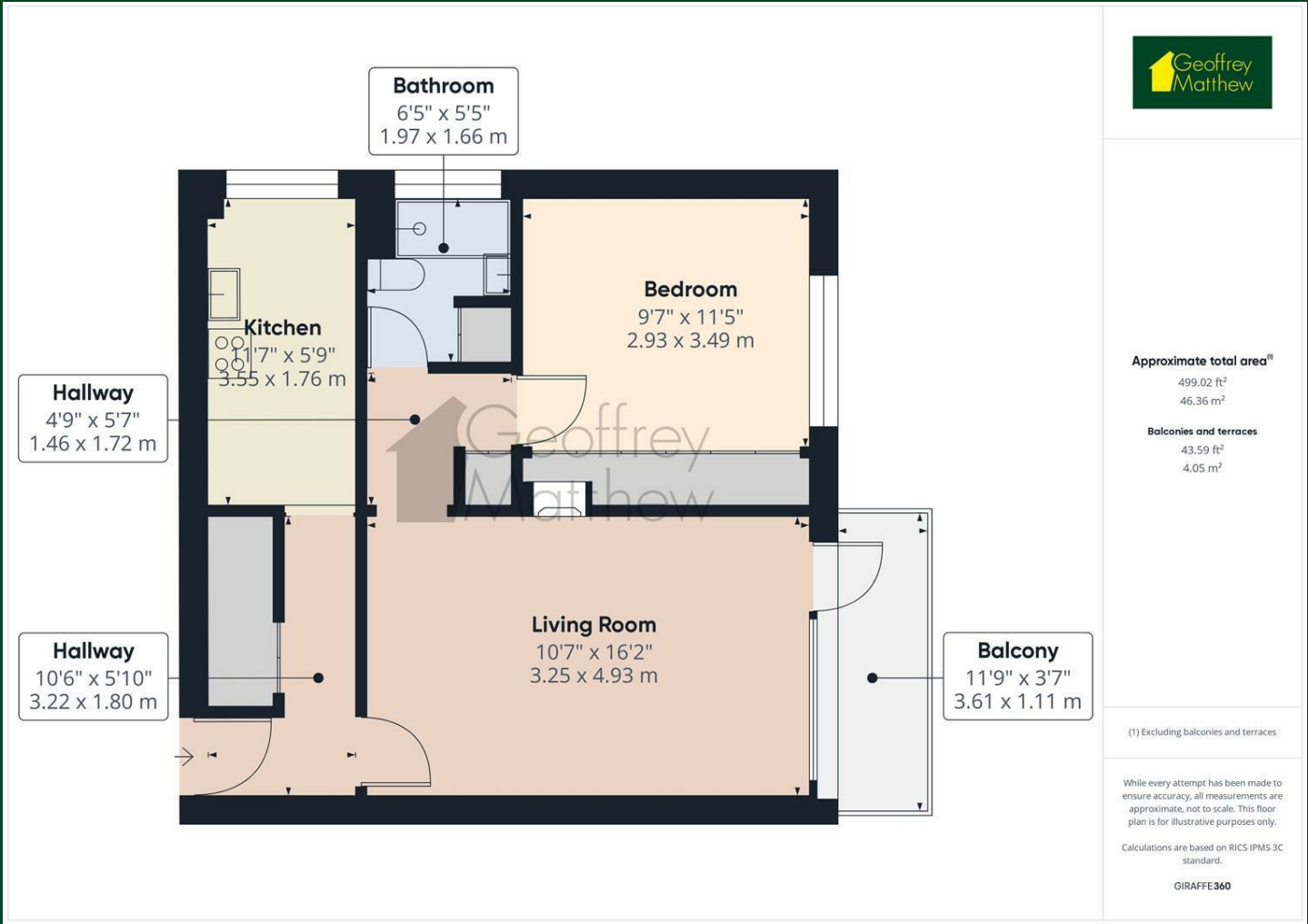
Spacious Ground Floor Balcony.



### Directions



Floor Plan



Council Tax Details

Harlow Band A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	